

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
EXCEPTION * DEPUTY ZONING COMMISSIONER
S/S Pleasant Ridge Drive * OF
595' E of c/l Reisterstown Rd. (5 Pleasant Ridge Dr.) *
4th Election District * BALTIMORE COUNTY
3rd Councilmanic District * CASE NO. 93-210-X
Bell Atlantic Mobile Systems, Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Exception. The Petitioner herein, Bell Atlantic Mobile Systems ("Bell Atlantic"), is in the cellular telephone business and requests my approval for a special exception to operate three wireless transmitting and receiving structures atop the Pleasant Ridge Apartment Building located at the above-referenced address, all in accordance with Petitioner's Exhibit 1 which was submitted at the time of the hearing.

Appearing at the public hearing on behalf of Bell Atlantic was Richard R. Dolson, the General Manager for the Baltimore/Washington Bell Atlantic Network and Louis Faiella, who is the Zoning Manager for the Baltimore/Washington Bell Atlantic Network. Also appearing on behalf of the Petitioner was Bernard F. Semon, a professional real estate appraiser with B. F. Semon, Inc. The Petitioner was represented by Robert A. Hoffman, Esquire and G. Paige Wingert, Esquire. There were no protestants present.

The testimony and evidence presented at the hearing indicated that the subject property consists of approximately 4.47 acres zoned DR-16 and is located at the intersection of Reisterstown Road and

Pleasant Ridge Drive in Owings Mills, Maryland. The site is comprised of a six-story apartment building, currently known as the Pleasant Ridge Apartments, and is owned by the Worthington Place Limited Partnership. Bell Atlantic has filed the instant petition to permit the construction and operation of three wireless transmitting and receiving structures (each one comprised of three individual antennas) (hereinafter referred to as the "antennas") on the roof of the apartment building, as well as an equipment room containing switching gear and other apparatus on the ground floor of the apartment building. Each of the three antennas would occupy a footprint of approximately 7 x 21 feet, with a maximum height of 7-1/2 feet.

Mr. Hoffman, counsel for the Petitioner, proffered testimony for both Mr. Dolson and Mr. Faiella. The testimony proffered for Mr. Dolson explained the background of cellular telephones in general as well as in the Baltimore area and demonstrated how Bell Atlantic generates and utilizes "grouping patterns" for the efficient delivery of its services. Testimony was similarly proffered for Mr. Faiella indicating that the increase in the use of the cellular telephone has resulted in the need for Bell Atlantic to construct more transmitters (known as "cell" sites) in order to provide customers with "seamless" telephone coverage in the Baltimore area. Without more transmitters, Bell Atlantic's cellular telephone customers would be unable to travel in the Baltimore area with the assurance that their phone conversations would not be cut off by gaps in coverage. In support of this testimony, Bell

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Atlantic submitted a plan, entered as Exhibit No. 2, which shows the location of existing cell sites in the Baltimore area and where cellular telephone coverage is insufficient by Bell Atlantic's standards. In addition, Mr. Faiella demonstrated why the location at the Pleasant Ridge Apartment Building was chosen by Bell Atlantic as its next cell site in order to improve coverage.

Mr. Hoffman next proffered testimony as to the specific characteristics of the subject Pleasant Ridge site. As is required by §502.7.C.10 of the Baltimore County Zoning Regulations ("B.C.Z.R."), the Petitioner submitted an environmental impact statement (Exhibit No. 3) which confirmed that the proposed antennas would not have a substantial adverse impact on the environment. Moreover, the location and design of the proposed antennas were described and illustrated via testimony as well as photographs, which were submitted as Exhibit No. 4. These photographs confirmed that the antennas atop the Pleasant Ridge Apartment Building would have little, if any, visual impact. Finally, testimony was proffered for Mr. Semon, Bell Atlantic's expert real estate appraiser, indicating that the proposed antennas would have no impact on the values of surrounding properties. Mr. Semon's conclusions regarding the impact of the proposed antennas on property values were summarized in a brief letter which was submitted as Petitioner's Exhibit No. 5.

Initially, I note that wireless transmitting and receiving structures are permitted in DR-16 zones by special exception, pursuant to §1801.1.C.20 B.C.Z.R. Moreover, §502.1 of the B.C.Z.R.

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requires that before any special exception may be granted, I must first determine that the use for the special exception is requested will not:

- be detrimental to the health, safety or general welfare of the locality involved;
- tend to create congestion in roads, streets or alleys therein;
- create a potential hazard from fire, panic or other dangers;
- tend to overcrowd land and cause undue concentration of population;
- interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvement;
- interfere with adequate light and air;
- be inconsistent with the purposes of the properties zoning classification nor in any other way inconsistent with the spirit and intent of these zoning regulation; nor
- be inconsistent with the impermeable surface and vegetative retention provisions of these zoning regulations.

In addition to the requirements of §502.1, §502.7 imposes specific regulations regarding the granting of special exceptions for wireless transmitting and receiving structures such as the one requested herein. It should be noted, however, that pursuant to §502.7.D. the provisions of subparagraphs 502.7.C.1,2,3,4 and 5 do not apply to the wireless transmitters requested by Bell Atlantic since they will be mounted on an existing structure (i.e. the apartment building) over fifty feet in height. Notwithstanding this, Bell Atlantic must still comply with the remaining requirements of §502.7.C as follows:

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- Environment Protection Agency standards and guidelines relating to radiation emissions shall be met at all times;
- When the use is terminated, the structure shall be removed;
- Every five years, or sooner in the event of substantial damage, a certification by a professional engineer registered in Maryland shall be filed with the Department of Permits and Licenses indicating that the aforementioned structure meets all safety requirement. Any upgrading or maintenance required to comply with any changes in the safety requirement, or to maintain the safety thereof, shall be performed prior to the filing of such certification;
- No white stroboscopic lights are permitted; and
- In order to insure against adverse effects on its surroundings, an environmental impact statement, as defined in Section 101, shall be submitted to the Zoning Commissioner. . . .

It is clear from the testimony and evidence that without the requested special exception the quality of Petitioner's services would be adversely affected. Moreover, I find that the Petitioner has met the special exception requirements contained in §502.1 and 502.7 of the B.C.Z.R. The wireless transmitting and receiving structures located on the roof of the Pleasant Ridge Apartment Building will not be detrimental to the health, safety or general welfare of the surrounding population. I also find that sufficient evidence has been presented to conclude that the wireless transmitter will not impair the use or value of the neighboring properties. Finally, I find that the special exception will not be contrary to the spirit and intent of the Zoning Regulations.

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Pursuant to the advertisement, posting of the property, and public hearing held on this Petition, and for the reasons given above, the requested Special Exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 17th day of February, 1993, that the Petition for Special Exception pursuant to §1801.1.C.20 B.C.Z.R. to allow for the construction and operation of three wireless transmitting and receiving structures in a DR-16 zone, in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED, subject to the following restrictions:

- The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the thirty (30) day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- The Petitioner shall at all times remain in compliance with the regulations contained in §502.7.C.6-10 B.C.Z.R. pertaining to wireless transmitting and receiving structures.

Any appeal of this decision must be taken in accordance with §26-132 of the Baltimore County Code.

Timothy M. Kotrocco
TIMOTHY M. KOTROCCO
Deputy Zoning Commissioner for
Baltimore County

ORDER RECEIVED FOR FILING
Date 2/24/93
By [Signature]

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

February 17, 1993

G. Paige Wingert, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
S/S Pleasant Ridge Drive, 595' E of the c/l of Reisterstown Road
(5 Pleasant Ridge Drive)
4th Election District - 3rd Councilmanic District
Bell Atlantic Mobile Systems - Petitioners
Case No. 93-210-X

Dear Mr. Wingert:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3351.

Very truly yours,

Timothy M. Kotrocco
TIMOTHY M. KOTROCCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 5 Pleasant Ridge Drive Owings Mills, MD 21117
which is presently zoned DR16

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a wireless transmitting and receiving structure pursuant to Section 1801.1.C.20 of the Baltimore County Zoning Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

When do voluntarily declare and affirm, under the penalties of perjury, that you are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)
Worthington Place L.P.
(Type or Print Name)

By [Signature]
Louis F. Faiella, Manager
5631 Baltimore National Pike
Attest:
Catonsville MD 21228
(Type or Print Name)

701 Cathedral Place (410) 727-5525
Attest:
Baltimore, Maryland 21201
(Type or Print Name)

By [Signature]
Robert A. Hoffman, Esquire
210 Allegheny Avenue
Towson Maryland 21204 494 6200
Attest:
Catonsville MD 21228
(Type or Print Name)

ESTIMATED LENGTH OF HEARING: 1/2 hr
REVIEWED BY: LG DATE: 12/24/92

ORDER RECEIVED FOR FILING
Date 2/24/93
By [Signature]

ORDER RECEIVED FOR FILING
Date 2/24/93
By [Signature]

219

EDWARDS AND KELCEY, INC.

70 South Orange Avenue
Livingston, New Jersey 07039-4903
Telephone: (201) 994-4520
Fax: (201) 994-7176



BELL ATLANTIC MOBILE SYSTEMS OWINGS MILLS, BALTIMORE COUNTY, MARYLAND SPECIAL EXCEPTION PLAT

ZONING DESCRIPTION

BUILDING AREA

Beginning for the same at a point at the intersection of Reisterstown Road and Pleasant Ridge Drive, thence running in the right of way of Pleasant Ridge Drive the following courses and distances, NS3° 11' 48" E, 225.00' N72° 30' E, 258' to a point along the centerline, thence leaving said centerline and running S 34° 30' E 104' to the point of beginning.

Beginning at said point and running the following courses and distances: N55° 08'23" E 162.45', S 34° 51' 37" E 77.30', S 55° 08' 23" W 122.05', N 34° 51' 37" W 11.00', S 55° 08' 23" W 7.75', S 7° 33' 37" E 19.92', N 82° 26' 23" E 17.70', S 7° 33' 37" E 78.76', N 82° 26' 23" E 55.00', S 7° 33' 37" E 45.13', S 82° 26' 23" W 132.30', N 7° 33' 37" W 104.00' to the point of beginning.

Containing 0.59 acres or 25713.4 square feet of land more or less, being part of a property commonly known as Parcel No. 7431/210, S Pleasant Ridge Drive, Owings Mills, Baltimore County, Maryland in the 4th Election District.

Debbie Hans Klett

Employee owners dedicated to excellence

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CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

District: H-1 Date of Posting: 1/14/93
Posted for: Special Exception
Petitioner: Worthington Place L.P. & Bell Atlantic
Location of property: 5/5 Pleasant Ridge Drive, etc. of Reisterstown Rd.
Location of signs: Along the way, on property of Petitioner
Remarks: _____
Posted by: [Signature] Date of return: 1/22/93
Number of signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 1/14, 1993

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/14, 1993

THE JEFFERSONIAN,

S. Zake Orlan

Publisher

receipt



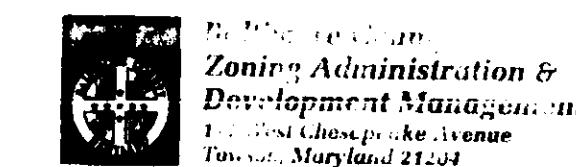
Account R-001-6150
Number _____

Date _____

Please Make Checks Payable To: Baltimore County

Cashier Validation

receipt



Account R-001-6150
Number _____

Date _____

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 1/26/93

Bell Atlantic Mobile Systems
5631 Baltimore National Pike
Catonville, Maryland 21228

RE:
CASE NUMBER: 93-210-X (Item 219)
S/S Pleasant Ridge Drive, 595' E of c/l Reisterstown Road
5 Pleasant Ridge Drive (a/k/a 10711 Reisterstown Road)
4th Election District - 3rd Councilmanic
Legal Owner(s): Worthington Place L.P.
Sub-Lessee/Petitioner: Bell Atlantic Mobile Systems
HEARING: FRIDAY, FEBRUARY 5, 1993 at 11:00 a.m. in Rm. 106, Office Building.

Dear Petitioner(s):

Please be advised that \$ 66.13 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING ON THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

Carl J. Jablon

ARNOLD JABLON
DIRECTOR

cc: Robert A. Hoffman, Esq.

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Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

JAN 11 1993

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-210-X (Item 219)
S/S Pleasant Ridge Drive, 595' E of c/l Reisterstown Road
5 Pleasant Ridge Drive (a/k/a 10711 Reisterstown Road)
4th Election District - 3rd Councilmanic
Legal Owner(s): Worthington Place L.P.
Sub-Lessee/Petitioner: Bell Atlantic Mobile Systems
HEARING: FRIDAY, FEBRUARY 5, 1993 at 11:00 a.m. in Rm. 106, Office Building.
Special Exception for a wireless transmitting and receiving structure.

Carl J. Jablon
ARNOLD JABLON
Director

cc: Worthington Place L.P.
Bell Atlantic Mobile Systems
Robert A. Hoffman, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

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Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

January 22, 1993

(410) 887-3353

Robert A. Hoffman, Esquire
210 Allegheny Avenue
Towson, MD 21204

RE: Case No. 93-210-X, Item No. 219
Petitioner: Worthington Place L.P., et al
Petition for Special Exception

Dear Mr. Hoffman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

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Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this

29th day of December 1992.

Carl J. Jablon
ARNOLD JABLON
DIRECTOR

Received By:

W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Worthington Place L.P., et al
Petitioner's Attorney: Robert A. Hoffman

Printed on Recycled Paper

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature: *Debbie A. Koenig*

01/19/93

Date: 1/19/93

| Project Name | Waiver Number | Zoning Issue | Meeting Date |
|----------------------------------|---------------|--------------|--------------|
| William F. and Jeanette R. Clark | 221 | 1-11-92 | NC |

COUNT 1

✓ Tyler B. and Lorretta M. Anderson 218 1-11-93 NC

✓ Worthington Place L.P. 219 NC

✓ AAI Corporation 220 NC

✓ William F. and Jeanette R. Clark 222 NC

✓ John F. Moore 223 NC

COUNT 5

90476 Stonegate at Patapsco (Aerial Property) 6-1-92

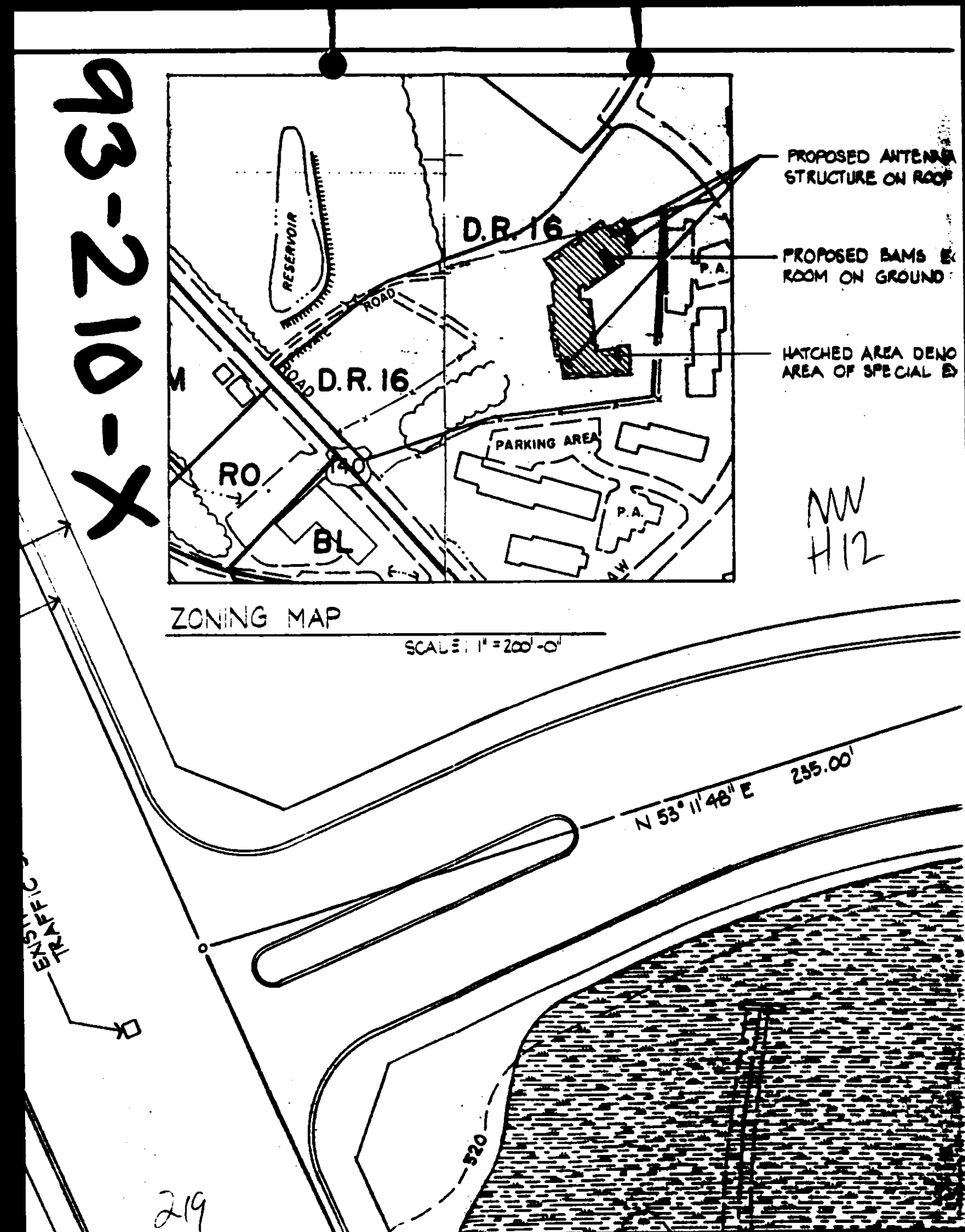
ZON DED TE (Waiting for developer to submit plans first)

COUNT 1

FINAL TOTALS

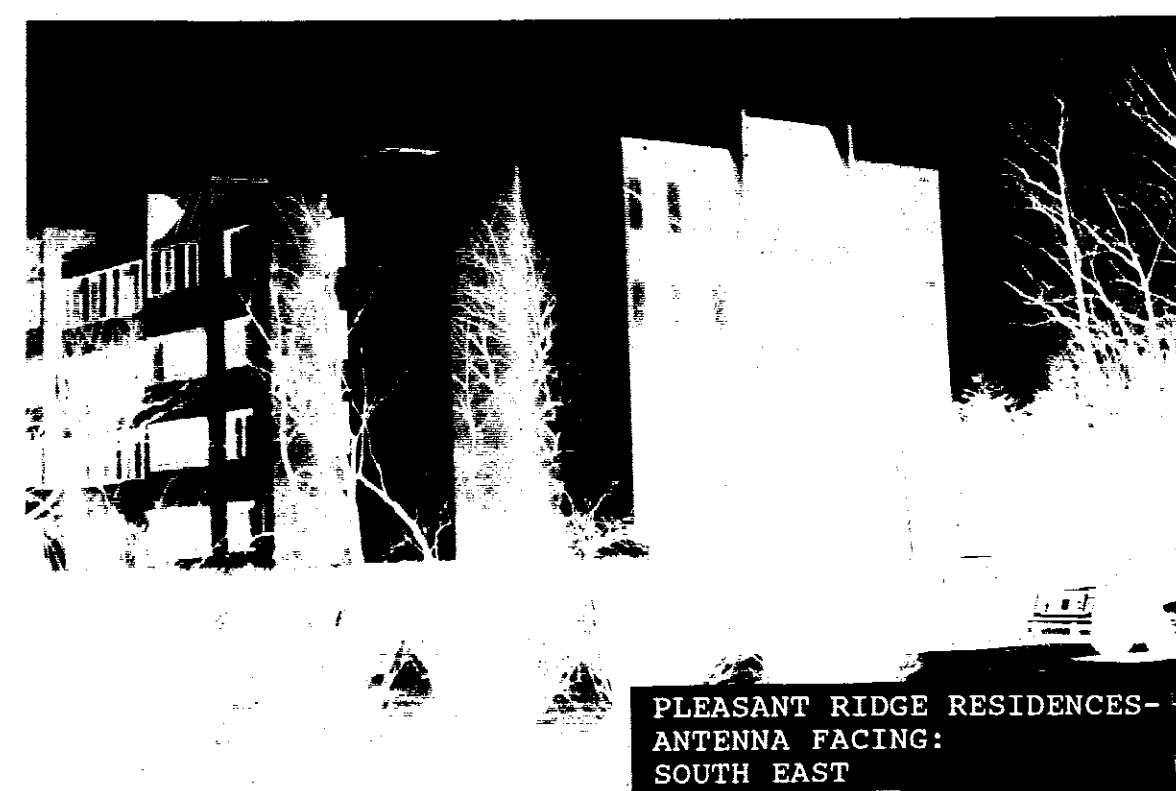
COUNT 7

*** END OF REPORT ***





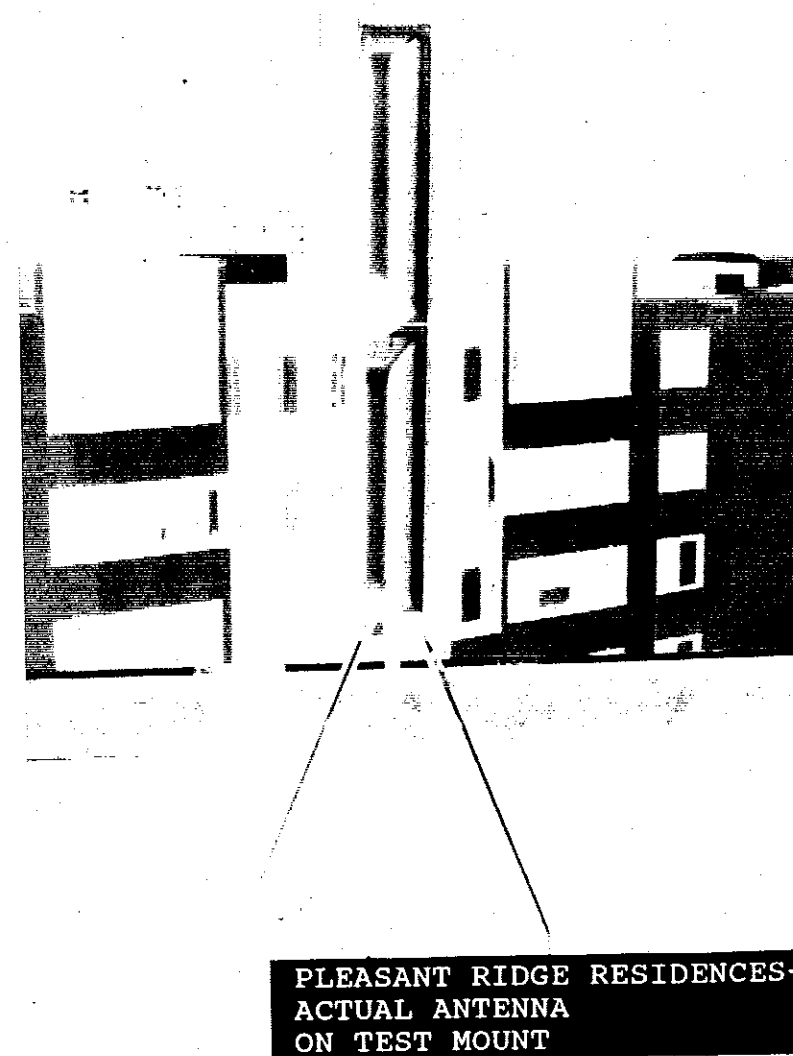
PLEASANT RIDGE RESIDENCES
FRONT OF BUILDING



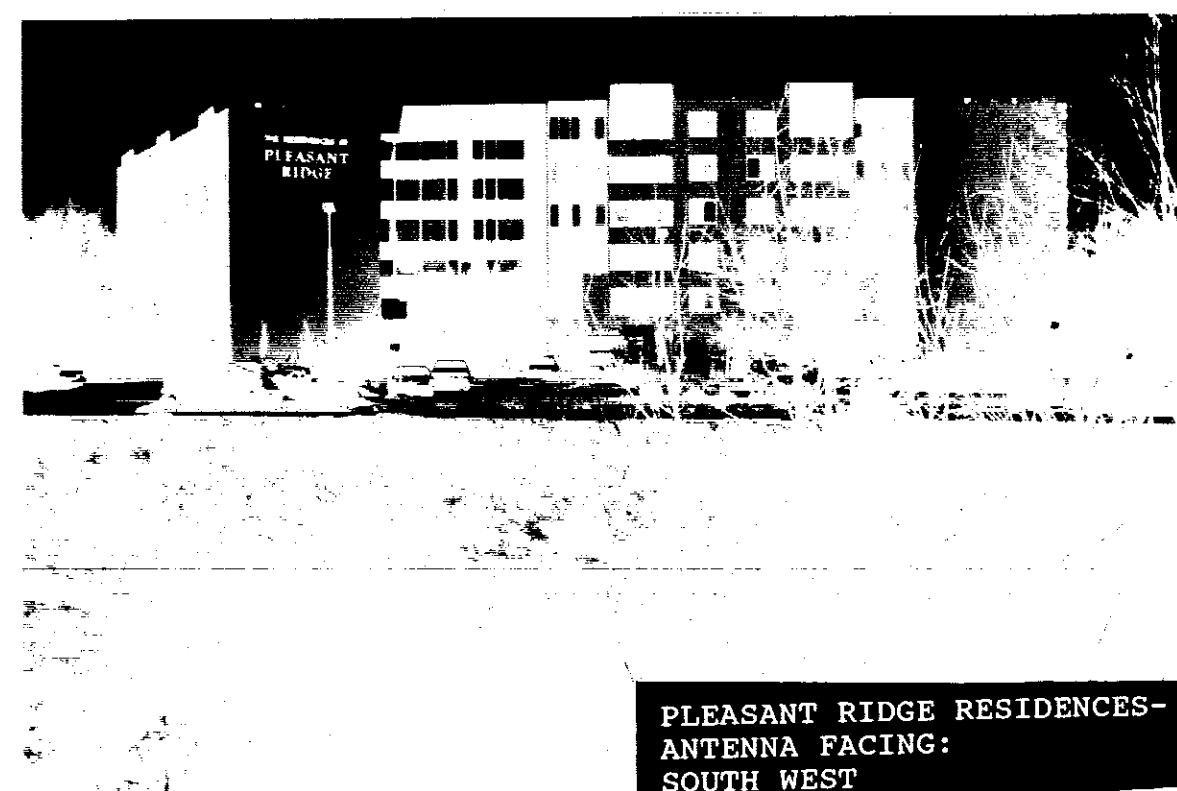
PLEASANT RIDGE RESIDENCES-
ANTENNA FACING:
SOUTH EAST



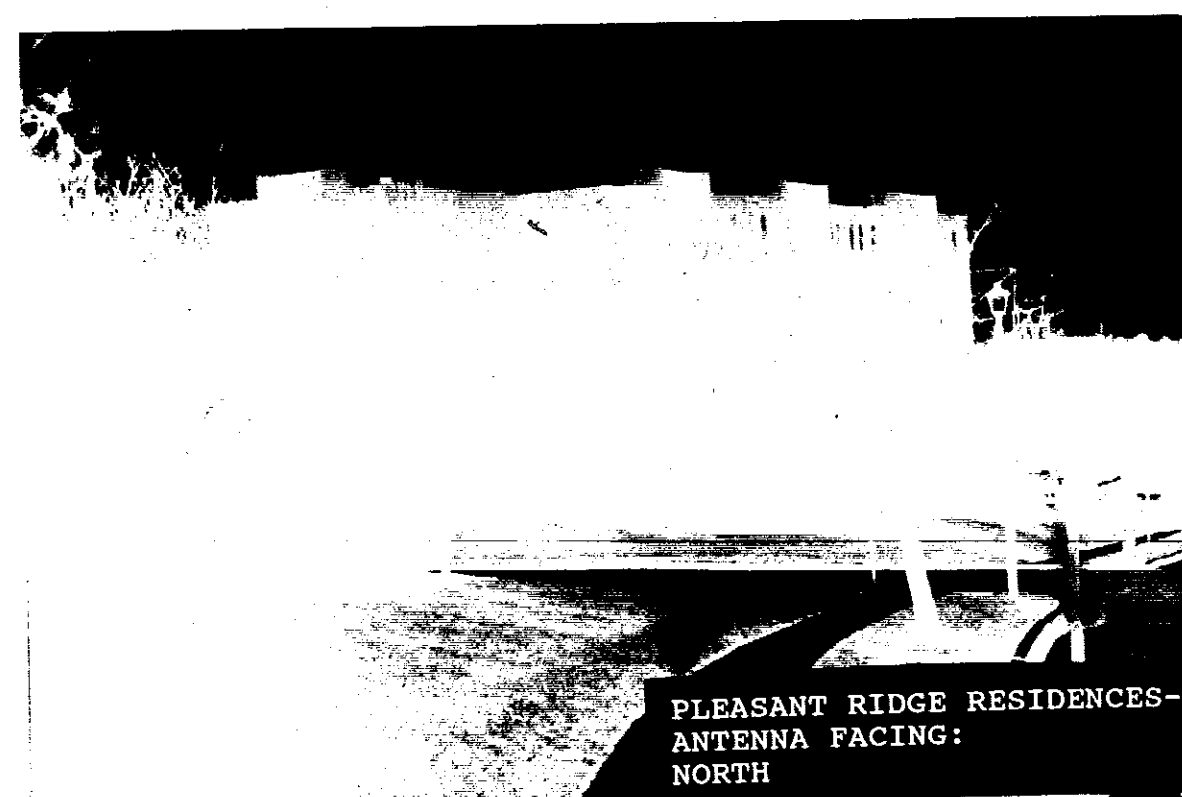
PLEASANT RIDGE RESIDENCES-
ANTENNA FACING:
SOUTH EAST



PLEASANT RIDGE RESIDENCES-
ACTUAL ANTENNA
ON TEST MOUNT



PLEASANT RIDGE RESIDENCES-
ANTENNA FACING:
SOUTH WEST



PLEASANT RIDGE RESIDENCES-
ANTENNA FACING:
NORTH

Pet Ex #3

© Bell Atlantic Mobile Systems

Owings Mills, Maryland Site
5 Pleasant Ridge Drive
Owings Mills, Maryland

ENVIRONMENTAL IMPACT STATEMENT

January 28, 1993

submitted to
Baltimore County Zoning Office

prepared by
EDWARDS AND KELCEY, INC.
70 SO. ORANGE AVE., LIVINGSTON, NEW JERSEY 07039

B. F. Semon, Inc.

REAL ESTATE APPRAISERS AND CONSULTANTS

724 DULANEY VALLEY ROAD
TOWSON, MARYLAND 21204

MEMBER:
Baltimore County Appraisers Society
Real Estate Board of Greater Baltimore
National Association of Real Estate Boards

February 4, 1993

QUEST PHONE 411-1155
TOWSON 1105-1155

Robert Hoffman, Esq.
Venable, Baetjer & Howard
P.O. Box 5517
210 Allegany Avenue
Towson, MD 21285-5517

Re: Bell Atlantic Site
Owings Mills, MD

Dear Mr. Hoffman:

At your request, I have visited the subject site and reviewed the plat that details the proposed construction of a microwave relay unit on top of the existing "Pleasant Ridge" Apartment Building.

I have enclosed with this correspondence an aerial view plat obtained from Baltimore County showing the subject property and the surrounding area, as well as photographs taken on January 30, 1993, that show the subject location and all of the surrounding development which consists primarily of strip commercial development along both sides of Reisterstown Road and Garden Apartment complexes to the north, east and south of the subject location.

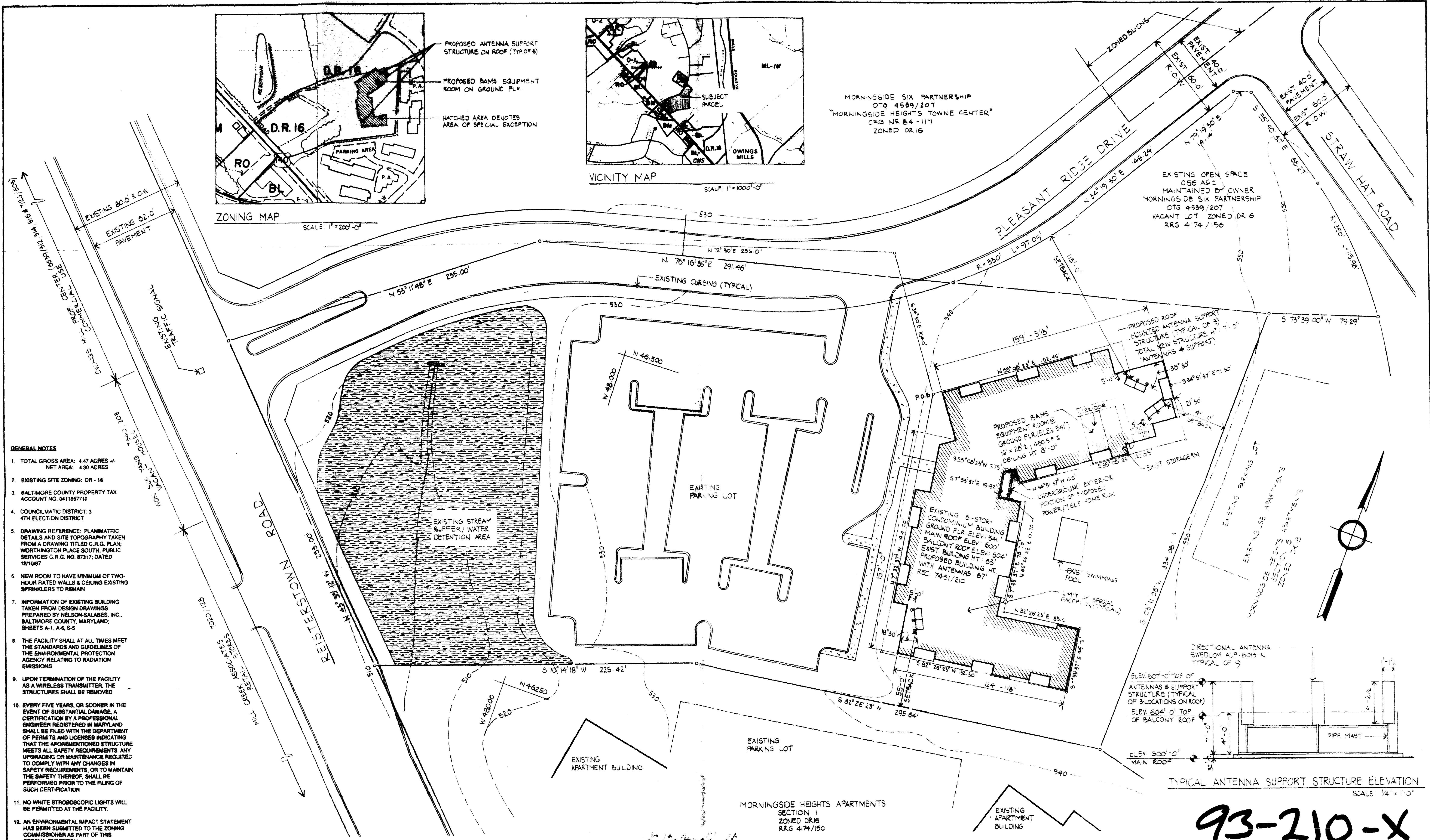
After a careful review of all factors to be considered, it is your appraiser's opinion that the proposed zoning request will not adversely effect the surrounding area and will not have a detrimental effect to the general health and welfare in this area of Baltimore County.

If you have any additional questions, please do not hesitate to contact me at your earliest convenience.

Respectfully submitted,

Bernard D. Semon
Cert. #04-598

BFS:vb
Enc.



- GENERAL NOTES**
- TOTAL GROSS AREA: 4.47 ACRES ±
NET AREA: 4.30 ACRES
 - EXISTING SITE ZONING: DR-16
 - BALTIMORE COUNTY PROPERTY TAX ACCOUNT NO. 0411057710
 - COUNCILMATIC DISTRICT: 3
4TH ELECTION DISTRICT
 - DRAWING REFERENCE: PLANIMETRIC DETAILS AND SITE TOPOGRAPHY TAKEN FROM A DRAWING TITLED C.R.G. PLAN: WORTHINGTON PLACE SOUTH, PUBLIC SERVICES C.R.G. NO. 87317, DATED 12/10/87
 - NEW ROOM TO HAVE MINIMUM OF TWO-HOUR RATED WALLS & CEILING EXISTING SPRINKLERS TO REMAIN
 - INFORMATION OF EXISTING BUILDING TAKEN FROM DESIGN DRAWINGS PREPARED BY NELSON-SALABES, INC., BALTIMORE COUNTY, MARYLAND; SHEETS A-1, A-6, S-5
 - THE FACILITY SHALL AT ALL TIMES MEET THE STANDARDS AND GUIDELINES OF THE ENVIRONMENTAL PROTECTION AGENCY RELATING TO RADIATION EMISSIONS
 - UPON TERMINATION OF THE FACILITY AS A WIRELESS TRANSMITTER, THE STRUCTURES SHALL BE REMOVED
 - EVERY FIVE YEARS, OR SOONER IN THE EVENT OF SUBSTANTIAL DAMAGE, A CERTIFICATION BY A PROFESSIONAL ENGINEER REGISTERED IN MARYLAND SHALL BE FILED WITH THE DEPARTMENT OF PERMITS AND LICENSES INDICATING THAT THE AFOREMENTIONED STRUCTURE MEETS ALL SAFETY REQUIREMENTS. ANY UPGRADING OR MAINTENANCE REQUIRED TO COMPLY WITH ANY CHANGES IN SAFETY REQUIREMENTS, OR TO MAINTAIN THE SAFETY THEREOF, SHALL BE PERFORMED PRIOR TO THE FILING OF SUCH CERTIFICATION
 - NO WHITE STROBOSCOPIC LIGHTS WILL BE PERMITTED AT THE FACILITY.
 - AN ENVIRONMENTAL IMPACT STATEMENT HAS BEEN SUBMITTED TO THE ZONING COMMISSIONER AS PART OF THIS SPECIAL EXCEPTION.

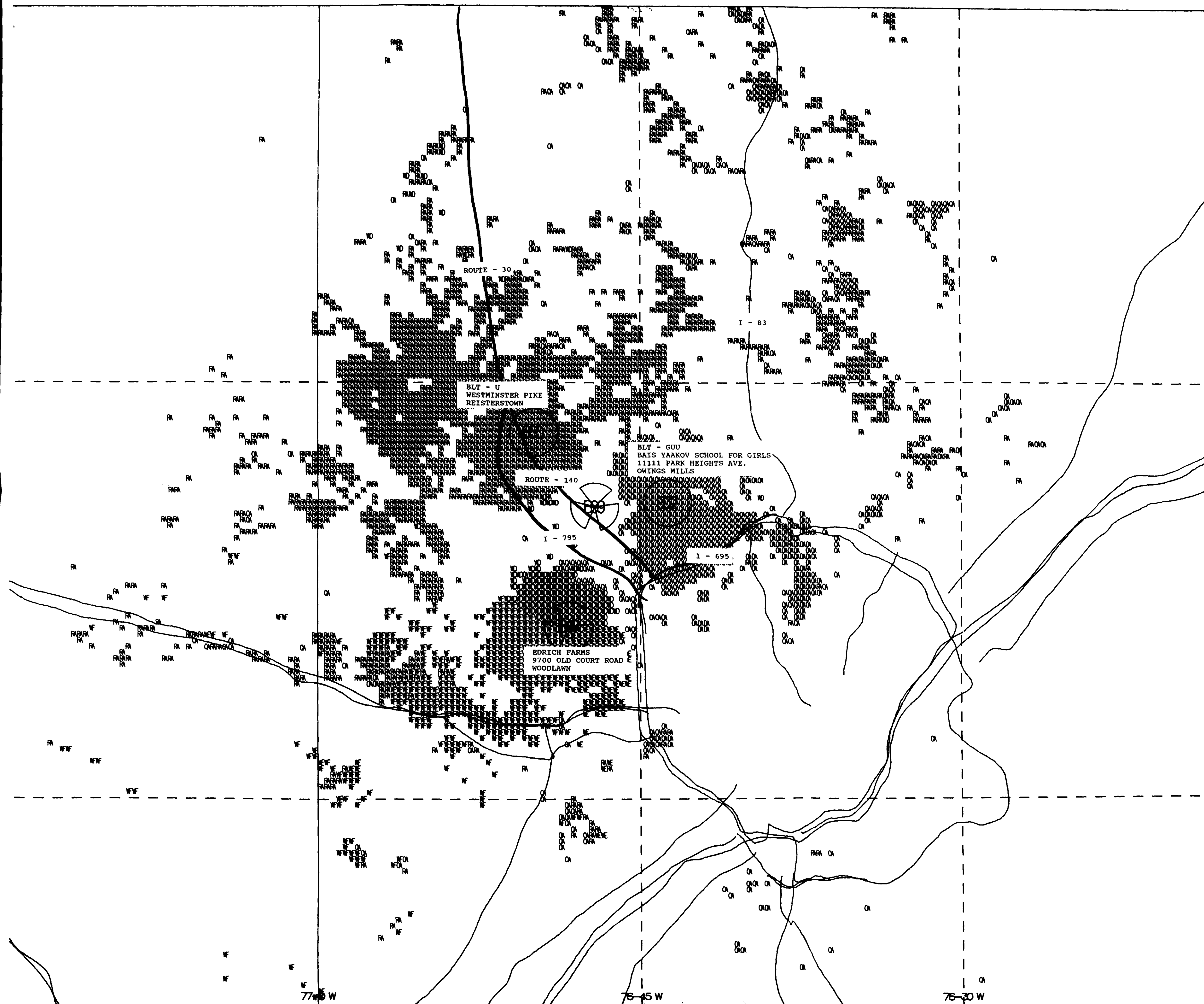
| SCHEDULE OF REVISIONS | | | | | |
|-----------------------|------------------------|----------|---------|--------------|------------|
| REV NO. | DESCRIPTION OF CHANGES | DRAWN BY | AUTH BY | ISSUE STATUS | ISSUE DATE |
| 1 | GENERAL REVISION | SM | RF | B | 12/15/92 |
| 0 | GENERAL REVISION | SM | RF | B | 12/16/92 |

**© Bell Atlantic
Mobile Systems**

180 WASHINGTON VALLEY ROAD
BEDMINSTER, N.J. 07921

| | | |
|---|---|--|
| APPROVED BY | DRAWING TITLE | DRAWING ISSUE STATUS CURRENTLY - |
| DIRECTOR IMPLEMENTATION | DATE | A ISSUED FOR PRELIMINARY INFORMATION ONLY B ISSUED FOR MUNICIPAL REVIEW/APPROVALS C ISSUED FOR CONSTRUCTION PERMITS/BIDS D ISSUED FOR CONSTRUCTION E (SPECIFY) |
| PROJECT | CELLULAR TELEPHONE FACILITY BUT - 031M 5 PLEASANT RIDGE DRIVE (A.K.A. 10711 REISTERSTOWN ROAD) OWNERS: MILLS, MARYLAND SITE | FIRST ISSUE: 11/15/92 DRAWN BY: SM CHECKED BY: RF SCALE: 1" = 30'-0" PROJECT NO: 93-8053 DOCUMENT NO: REVISION: N-1 |
| EDWARDS AND KELCEY, INC. 100 SOUTH GLENVIEW AVE., BEDMINSTER, NEW JERSEY 07921 | PROPERTY OWNER WORTHINGTON PLACE LIMITED PARTNERSHIP 701 CATHEDRAL PLACE, BALTIMORE, MARYLAND 21201 | DRAWING NO: SP-1 SHEET NO: 1 OF 1 PRINT DATE: 12/15/92 |

93-210-X



Bell Atlantic Mobile Systems

Baltimore/Washington

owings

bell atlantic

coverage:

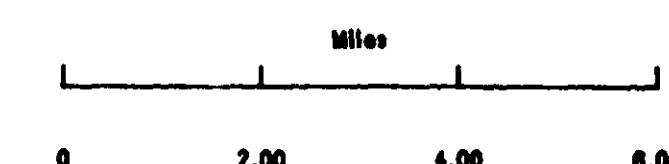
02/04/93 09:38

| ST | SN | NAME | NUMBER | S | LAT | LOH | GE | TIGHT | EXP | CF | ORN | WID | DT | ANT | |
|-----|--------|--------------------|-----------|----|----------|-----|----------|-------|-----|-----|-----|-----|-----|-----|------------|
| | | | | | | | | | | dB | ° | IN | ' | | |
| B17 | WD | WOODLAWN (FUA) | C-BL17-00 | V1 | 39-21-12 | N | 76-48-19 | W | 488 | 250 | 100 | 0.0 | 4 | 80 | 0 M ALP80 |
| B17 | WE | WOODLAWN (FUA) | C-BL17-00 | V2 | 39-21-12 | N | 76-48-19 | W | 488 | 250 | 40 | 0.0 | 126 | 80 | 0 M ALP80 |
| B17 | WF | WOODLAWN (FUA) | C-BL17-00 | V3 | 39-21-12 | N | 76-48-19 | W | 488 | 250 | 100 | 0.0 | 244 | 80 | 0 M ALP80 |
| B32 | OA | OWINGS MILLS (GUA) | C-BL32-00 | V1 | 39-25-40 | N | 76-43-42 | W | 567 | 186 | 100 | 0.0 | 0 | 360 | 0 M DB809 |
| B50 | RA | REISTERSTOWN (U) | C-BL50-00 | V1 | 39-28-12 | N | 76-48-56 | W | 711 | 186 | 100 | 0.0 | 0 | 360 | 0 M DB809 |
| B89 | OWINGS | | C-BL89-33 | V1 | 39-25-31 | N | 76-47-05 | W | 557 | 180 | 100 | 0.0 | 4 | 84 | 0 M ALP 81 |
| B89 | OWINGS | | C-BL89-33 | V2 | 39-25-31 | N | 76-47-05 | W | 557 | 180 | 100 | 0.0 | 124 | 84 | 0 M ALP 81 |
| B89 | OWINGS | | C-BL89-33 | V3 | 39-25-31 | N | 76-47-05 | W | 557 | 180 | 100 | 0.0 | 244 | 84 | 0 M ALP80 |

Pet Ex #2

THRESHOLDS:
Signal -88dbm

HIGHWAYS
WATERWAYS
POLITICAL 1
POLITICAL 2
POLITICAL 3
POLITICAL 4



SCALE: 1:125,000